

**City of Greensboro Planning Department  
Zoning Staff Report  
July 10, 2006 Public Hearing**

*The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.*

**Item:** H  
**Location:** 1228 Oakland Avenue (North side of Oakland Avenue between Warren Street and South Aycock Street)

**Applicant:** Randy Dixon  
**Owner:** ITM Realty LLC

**From:** LI  
**To:** CD-GO-H

**Conditions:** 1) All permitted uses under GO-H with the exception of tanning salons, junked motor vehicles, barber shops, beauty shops, and funeral homes and crematoriums.  
2) Maximum height of new buildings three stories.

SITE INFORMATION	
<b>Maximum Developable Units</b>	59
<b>Net Density</b>	24.9 dwelling units per acre
<b>Existing Land Use</b>	Office/Warehouse (ITM Ltd. South)
<b>Acreage</b>	2.362
<b>Physical Characteristics</b>	<i>Topography:</i> Generally flat <i>Vegetation:</i> Vegetative buffer along western property line <i>Other:</i> N/A
<b>Overlay Districts</b>	N/A
<b>Historic District/Resources</b>	N/A
<b>Generalized Future Land Use</b>	Mixed Use Residential
<b>Other</b>	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Southern Photo / First Carolina Deli / Tahiti Tan / Undeveloped	GB
<i>South</i>	Oakland Avenue/Railroad Tracks	LI
<i>East</i>	Call Center Office Building	CD-GO-M (#2803)
<i>West</i>	Land Cleared for Development/Cell Tower	CD-GO-H (#3402)

<b>ZONING HISTORY</b>		
<b>Case #</b>	<b>Year</b>	<b>Request Summary</b>
		This property has been zoned Light Industrial since July 1, 1992. Prior to the implementation of the UDO, it was zoned Industrial L.

<b>DIFFERENCES BETWEEN LI (EXISTING) AND CD-GO-H (PROPOSED) ZONING DISTRICTS</b>
<b>LI:</b> Primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities which in their normal operations have little or no adverse effect upon adjoining properties.
<b>CD-GO-H:</b> Primarily intended to accommodate high intensity office and institutional uses, high density residential uses at a density of 26.0 units per acre or less, and supporting service uses. See Conditions for use limitations and other restriction.

<b>TRANSPORTATION</b>	
<b>Street Classification</b>	Oakland Avenue – Collector Street.
<b>Site Access</b>	Unknown at this time. All access points to public streets must meet City of Greensboro standards.
<b>Traffic Counts</b>	None available.
<b>Trip Generation</b>	N/A.
<b>Sidewalks</b>	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types.
<b>Transit</b>	Yes.
<b>Traffic Impact Study</b>	Not required per TIS Ordinance.
<b>Street Connectivity</b>	N/A.
<b>Other</b>	N/A.

<b>ENVIRONMENTAL REVIEW</b>	
<b>Water Supply Watershed</b>	No, site drains to North Buffalo
<b>Floodplains</b>	N/A
<b>Streams</b>	N/A
<b>Other</b>	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>South</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'
<i>East</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>West</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'

## CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

### Connections 2025 Written Policies:

*Housing and Neighborhoods Goal:* Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

*POLICY 6A.2:* Promote mixed-income neighborhoods.

*POLICY 6C:* Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

### Connections 2025 Map Policies:

*The area requested for rezoning lies within the following map classifications:*

*Mixed Use Residential:* This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Such use mixes are typically found in older, in-town neighborhoods that accommodate "corner stores" and other local services, as well as in newly developed traditional neighborhood developments (TNDs). This district is also applied in areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of the appropriate scale and intensity is critical.

*Activity Center:* Activity Centers are existing or anticipated future concentrations of uses that function as destinations or hubs of activity for the surrounding area. Typically located in areas of mixed use shown on the Generalized Future Land Use Map, such centers are intended to include features such as a mix of higher intensity uses (housing, retail, office, etc.), compact development patterns, and pedestrian and transit linkages. A one-half mile radius (considered the limit of a comfortable walk) is shown around each activity center except for the Downtown, which functions as an activity center for the entire City. It should be noted that the locations shown on the Generalized Future Land Use Map are conceptual and do not preclude the development of Activity Centers in other locations where they would support the goals and policies of the Comprehensive Plan.

*Reinvestment Corridors:* Reinvestment corridors are older commercial corridors that would benefit from significant public and private investment to enhance their economic viability and strengthen adjacent neighborhoods.

## CONFORMITY WITH OTHER PLANS

*The following aspects of relevant plans may be applicable in this case:*

**City Plans:** N/A

**Other Plans:** N/A

## STAFF COMMENTS

**Planning:** The property west of and adjacent to the subject property was rezoned to CD-GO-H (#3402) by the Zoning Commission in November 2005. The subject property will be combined with that adjacent property and developed under the same conditions.

This property is located within a Reinvestment Corridor. Such areas are older commercial corridors that would benefit from significant public and private investment to enhance their economic vitality and strengthen adjacent neighborhoods.

This property is also located within an existing Activity Center and near a proposed transit rail station which are focused on the coliseum. Both the Activity Center and the proposed rail station encourage an increase in density and intensity for this area.

The presence of the railroad represents a significant challenge to the redevelopment of this property. Unlike Light Industrial, GO-H allows residential uses at a density of 26 units per acre or less. Staff feels that this would be a good location for higher density residential use because of the strong pedestrian connection to the university campus.

This rezoning proposal is consistent with a number of Connections 2025 goals and policies. It promotes compact development, mixed-income neighborhoods, and the diversification of new housing stock to meet the needs for suitable, affordable housing. This request is also compatible with the Mixed Use Residential land use classification on the Generalized Future Land Use Map of the Comprehensive Plan.

**GDOT:** No additional comments.

**Water Resources:** No additional comments.

## STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.